



PROJECT TYPE: INDUSTRIAL

June 2011

Date: _____

Project Address: _____

Rezoning or Development Permit Number: _____

Short Description of Project: _____

Categories

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Environment			APPLICANT		STAFF	
		Subject Area	Score	Explanation	Score	Comments
REQUIRED	1	Incorporates recycling collection facilities in a secure common area. <i>EARLY STAGE</i>				
			/2		/2	
	2	Includes a plan for construction waste disposal , specifying what percent of materials to be recycled. <i>See Metro Vancouver's DLC Waste Management Toolkit.</i> Recommended: <i>60% of waste for demolition (by weight)</i> <i>80% of waste for construction (by weight)</i>		Recycled material: = _____ % of demolition = _____ % of construction		
			/1		/1	

Environment		Subject Area	APPLICANT		STAFF		
			Score	Explanation	Score	Comments	
REQUIRED	3	Uses construction techniques which minimize site disturbance (sedimentation & erosion) during the development phase. <i>See specifications in the City's Building Permit Requirement Package.</i>	Stormwater	/1		/1	
REQUIRED	4	Provides for stormwater retention & evaporation, and groundwater treatment & recharge in the stormwater management plan . <i>See Metro Vancouver's Stormwater Source Control Design Guidelines.</i>	Stormwater	/5		/3	
REQUIRED	5	Uses drought-tolerant landscaping and/or high-efficiency or captured rainwater irrigation systems.	Stormwater	/1		/1	
REQUIRED	6	Provides plants and staked trees in accordance with the BC Landscape Standard .	Habitat	/1		/1	
	7	Uses energy-efficient lighting .	Energy Efficiency	/1		/1	
	8	Uses low-VOC (volatile organic compound) products such as paints, flooring and adhesives to improve indoor air quality.	Waste & Materials	/1		/1	
	9	Achieves a recognized industry standard for energy efficiency or sustainable design, such as LEED; BuiltGreen Gold; BC Hydro PowerSmart Gold; Energuide 82; or performance 25% better than the Model National Energy Code. EARLY STAGE	Building Rating	/8		/8	

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10	<p>Provides open greenspace and other greened features, including landscaped common areas and walkways to green the built environment.</p> <p style="text-align: center;"><i>EARLY STAGE</i></p>	Habitat	/3		/3	
11	<p>Retains sound original trees and landscape features or provides a net gain in tree canopy and landscaped area.</p> <p><i>See specifications in the City's Building Permit Requirement Package.</i></p> <p style="text-align: center;"><i>EARLY STAGE</i></p>	Habitat	/2		/2	
12	<p>Maximizes use of passive solar design to reduce excessive heat loss/heat gain and reduce energy consumption.</p> <p style="text-align: center;"><i>EARLY STAGE</i></p> <p>Examples:</p> <ul style="list-style-type: none"> • Sites/masses buildings to maximize natural lighting on sides with limited solar exposure. • Uses landscaping & deciduous trees to limit summertime solar gain & maximize wintertime solar access. • Uses exterior window shading devices to limit excessive solar heat gain. • Uses high albedo ("white roof") roofing material to limit heat gain/heat island effect. 	Energy Efficiency	/2		/2	

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13	Achieves building energy performance above Building Code requirements. <i>EARLY STAGE</i>	Energy Efficiency	/4		/4	
14	Incorporates alternative energy systems , such as geo-exchange, solar, or district energy. Example: Solar or geo-exchange systems for building hot water heating . <i>EARLY STAGE</i>	Alternative Energy	/4	Specify % of energy provided:	/4	
15	Provides a co-op vehicle and assigned parking space as per City parking reduction incentive policy. <i>EARLY STAGE</i> <i>Zoning By-law Section 150.74 allows a 3-space parking reduction if a co-op vehicle & space is provided. See also www.modo.coop.</i>	Transportation	/1		/1	
16	Incorporates use of recycled and/or salvaged materials, including those salvaged from on-site or off-site heritage buildings. Facilitates salvaging of on-site heritage materials by contractors or persons/groups with a heritage interest. Recommended: <i>Recycled-- minimum 7.5%*</i> <i>Salvaged/Refurbished-- minimum 10%*</i> <i>*% of total building material cost. Note also that heritage lumber/siding must be graded.</i>	Waste & Materials	/2	Specify % of material:	/2	
17	Provides 20 cm (8 in) of topsoil as finished grading for groundwater recharge and stormwater retention/evaporation.	Stormwater	/1		/1	

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18	Removes invasive species* and incorporates native or adaptive species which provide multi-storey habitat (groundcover, shrubs & trees). <i>*Defined by Invasive Plant Council of BC www.invasiveplantcouncilbc.ca</i>	Habitat	/1		/1	
19	In wood-frame buildings, incorporates high-efficiency HVAC systems (heat recovery systems, variable speed fans, etc.).	Energy Efficiency	/2		/2	
20	INNOVATION— ENVIRONMENTAL SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:					
21	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:					
TOTAL SCORE: ENVIRONMENTAL ITEMS			/43		/43	

Social & Cultural		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
22	<p>Includes a professional heritage conservation plan.</p> <p>Achieves a recognized industry standard* for heritage conservation.</p> <p><i>*Defined in "Standards & Guidelines for the Conservation of Historic Places in Canada". See www.historicplaces.ca</i></p> <p>EARLY STAGE</p>		/4		/4	
23	<p>Includes reuse of an existing heritage structure through restoration or rehabilitation. May include re-location.</p> <p>EARLY STAGE</p>	Heritage	/2		/2	
24	<p>Includes references to historic site or neighbourhood character or history in the proposed architecture and/or land use.</p> <p>Integrates authentic and existing heritage features such as signs, garden walls, gates, sidewalks, and/or heritage trees/landscaping.</p> <p>EARLY STAGE</p>	Heritage	/2		/2	
25	<p>Provides public amenities above City voluntary amenity contribution policy (check all that apply):</p> <ul style="list-style-type: none"> a) Child care facility b) Communal gardens c) Play areas d) Public art e) Public gathering place f) Other _____ <p>EARLY STAGE</p>	Amenities	/4		/4	

Social & Cultural		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
26	INNOVATION— SOCIAL/CULTURAL SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:					
27	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:					
	TOTAL SCORE: SOCIAL & CULTURAL ITEMS			/12		/12

Economic		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
28	Maximizes Official Community Plan potential for long-term job creation on site. <i>EARLY STAGE</i>	Employment	/6		/6	
29	Results in net increase in the City's property tax base .	Employment	/4		/4	
30	Creates more intensive use of land that supports local businesses. <i>EARLY STAGE</i>	Land Use	/2		/2	
31	Redevelops a contaminated brownfield site. <i>EARLY STAGE</i>	Land Use	/4		/4	
32	Supports and/or is compatible with the ongoing viability of surrounding existing commercial or industrial employers. <i>EARLY STAGE</i>	Land Use	/3		/3	

Economic		Subject Area	APPLICANT		STAFF	
			Score	Explanation	Score	Comments
33	INNOVATION— ECONOMIC SUSTAINABILITY ASPECTS NOT CAPTURED ABOVE:					
34	CONSTRAINTS— UNIQUE SITE ASPECTS WHICH LIMIT SUSTAINABILITY ACHIEVEMENT:					
	TOTAL SCORE: ECONOMIC ITEMS			/19		/19